

## Customer Display

**Lots and Acreage**  
91935 Active

**8264 Cave City Rd**  
**Mountain Ranch, CA 95246**



**L\$115,000**



[Previous](#) | [Next](#)

**Area:** 11 - Mt. Ranch/RR Flat/Sheep Ranch  
**Subdivision:** SMS - Sierra Meadows  
**Apx Lot Size/Acreage:** 2.600  
**Sewer Type:** Needs Septic  
**PERCD:** No  
**Lease:** No  
**Road Frontage:** 180  
**Cross Street:** Michel Rd

**Lot #/Unit #:** 39  
**Subdiv. Unit:**  
**Source:** Tax Assessor  
**Elevation (ft):** 2,000  
**PERC IN LO:** No  
**Landscaping:** No  
**APN #:** 036-011-014  
**Zoning:** RR-Rural Residential

**Bond:** Yes      **Disclosure:** Yes      **Gas (Natural):** No      **Survey:** Yes  
**Cable:** No      **Electricity:** Yes      **Gas (Propane):** No      **Telephone:** Yes  
**Homeowner Dues:** None      **Homeowner Dues Amount:** \$0      **Homeowner Dues Frequency:** None

#### FEATURES

**Driveway:** None      **School District:** Calaveras  
**Dues Pay For:**      **Special Info.:** Horses OK  
**Fencing:** Wire      **Terms Available:** Cash , Seller Finance  
**Lot Description:** Other - See Remarks      **Terrain:** Level  
**Road Type:** County , Paved      **Water Sources:** Well

**Public Remarks:** This usable parcel has it all. The property is level, fenced has lots of oaks other trees. The property fronts on a paved road, the well has been drilled (seller has no info on well) electricity is close. It is located in one of the most desirable areas around Mountain Ranch. Come check this one out, it could be the perfect place to build your home. Lots of room for animals, kids a great country life.

**Personal Items Included:**

**Personal/Affixed Items Excluded:**

#### PREPARED BY



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